



Rushy Creek

Municipal Utility District

Fall Town Hall Meeting

October 3, 2024

Meeting Call to Order

Kim Filiatrault
Vice President
Board of Directors

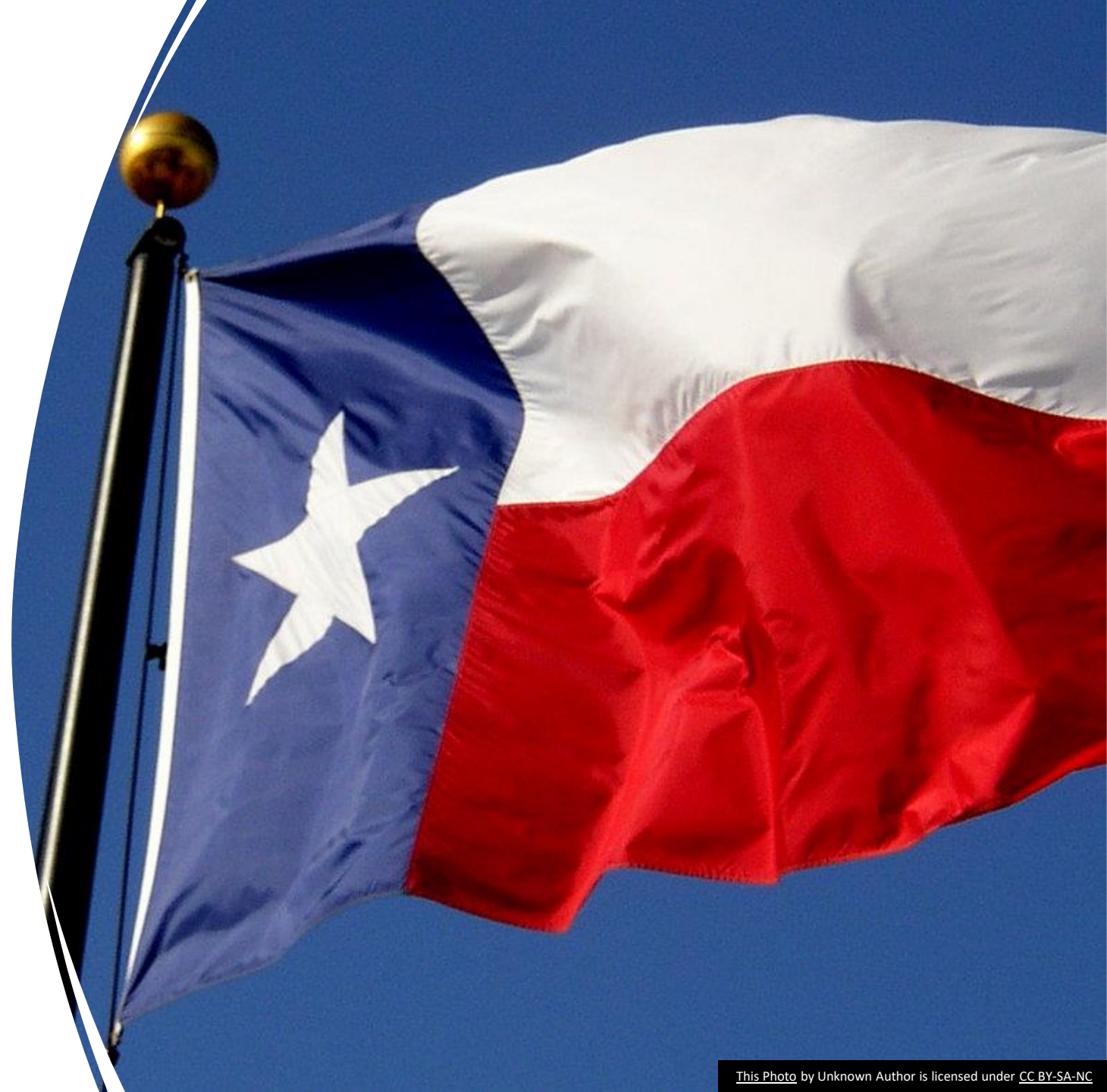
The Pledge of Allegiance

**I pledge Allegiance to the flag
of the United States of America
and to the Republic for which it
stands,
one nation under God, indivisible,
with Liberty and Justice for all.**



Texas Pledge of Allegiance

**Honor the Texas flag;
I pledge allegiance to thee, Texas,
one state under God,
one and indivisible.**



BCMUD Board of Directors



Place 3 - Kim Filiatrault
Vice President

Place 4 - Tracey Calloway
Assistant Secretary

Place 2 - Michael Tucker
President,
Assistant Treasurer

Place 1 - Rebecca Tullos
Treasurer

Place 5 - Ken Reifschlager
Secretary



Welcome

Kim Filiatrault
Board Member Place 3
Board Vice President



Agenda

- 1) Finances and Revenue Sources
- 2) Fiscal Year 2024-25 Projects
- 3) Utility Rate Studies



BCMUD Overview

Shean Dalton, General Manager

What is a MUD?

A Municipal Utility District (MUD) is a type of local governmental entity.

Other examples of local governmental entities are counties, cities, emergency services districts, school districts, junior colleges, and drainage and flood-control districts.



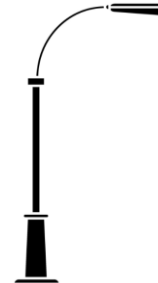
MUD Governance

A MUD is governed by a five-person Board of Directors elected by its residents. The Board's primary functions are to oversee the MUD's management, affairs, and operations; establish policies and adopt tax rates; and establish water, sewer, solid waste, and recreational fees and charges (cost recovery).



BCMUD Primary Functions

- ✓ Own and operate a public water supply (PWS) system that treats and distributes drinking water.
- ✓ Own and operate a wastewater collection system to provide sewer service to District residents.
- ✓ Own and operate a Managed Separate Storm Sewer System (MS4), drainage, and stormwater.
- ✓ Own and operate parks and recreation facilities, including programs for District residents
- ✓ Provide street lighting and trash/recycling services.



**Parks and
Recreation**

- ⊗ **BCMUD does not manage roads or sidewalks, nor does it provide fire protection, law enforcement, or electric power.**

About BCMUD

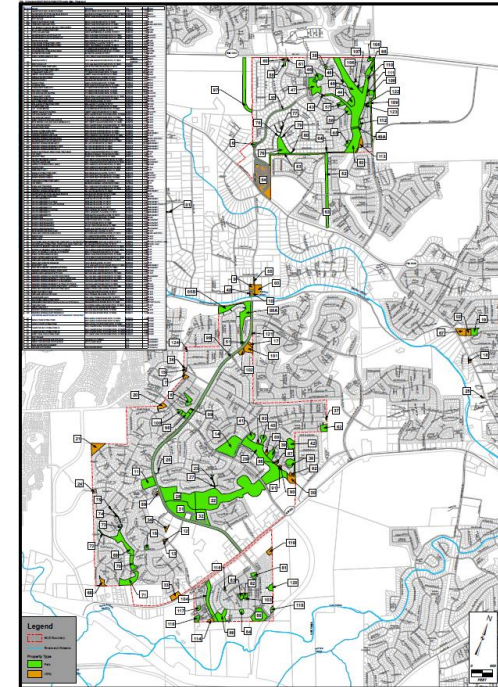
History: Established in 1977, the District is 47 years old and is home to ~18,000 residents over 4 square miles.

Utilities: The District has a water intake facility that supplies an 11-mile raw water line; a superior-rated water treatment/delivery system (60 miles); wastewater conveyance (60 miles); and a Municipal Separate Storm Sewer System (MS4).

Parks and Recreation: Within BCMUD there are more than 300 acres of parkland containing 11 parks, 8 playgrounds, 6 miles of trails, 4 pools, a splash pad, 3 tennis courts, 3 volleyball courts, 5 pavilions, a 65,000 sq. ft. community center, a community garden, greenbelts, 32 Karst caves, and an 18-hole disc golf course. The department also creates and oversees leagues, camps, and other extensive programming.

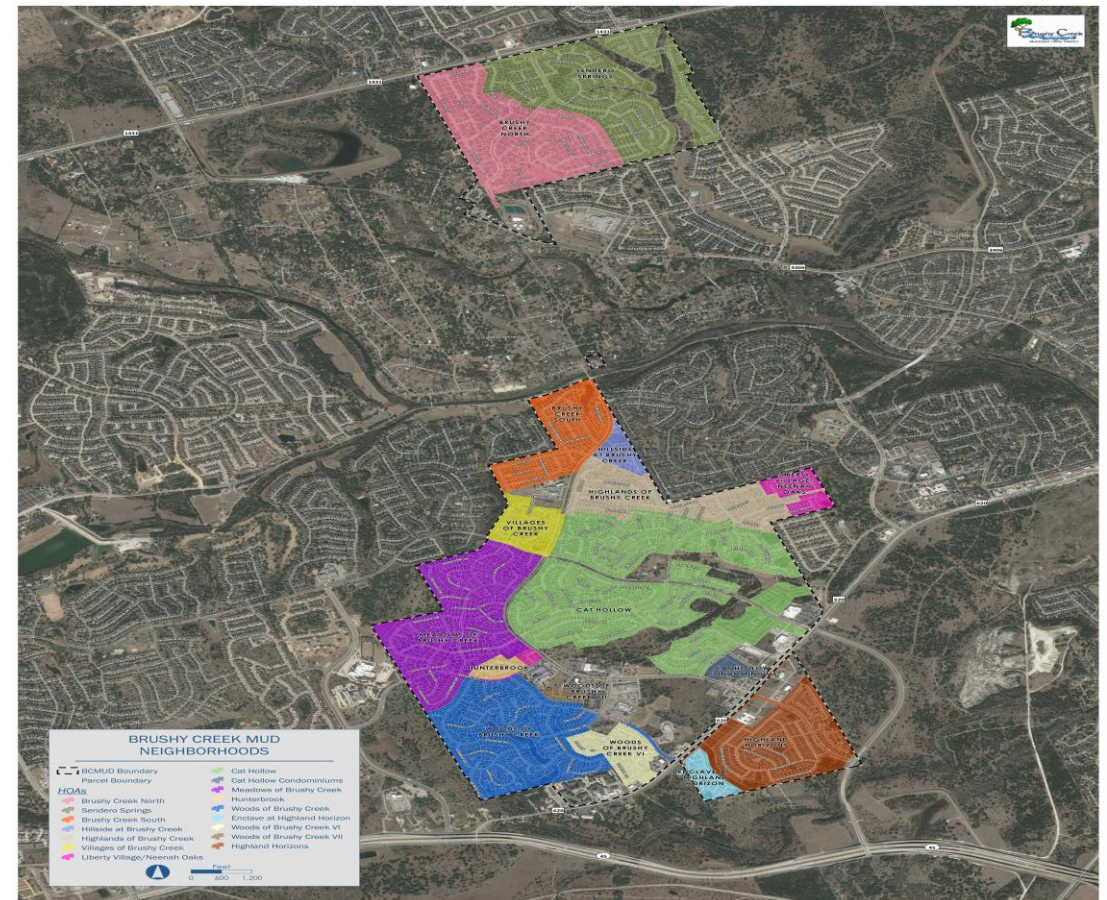
Customer Service: The District maintains street lighting and trash and recycling services.

Employees: BCMUD has over 60 full-time, over 80 part-time, and over 90 seasonal staff members.



BCMUD Neighborhoods

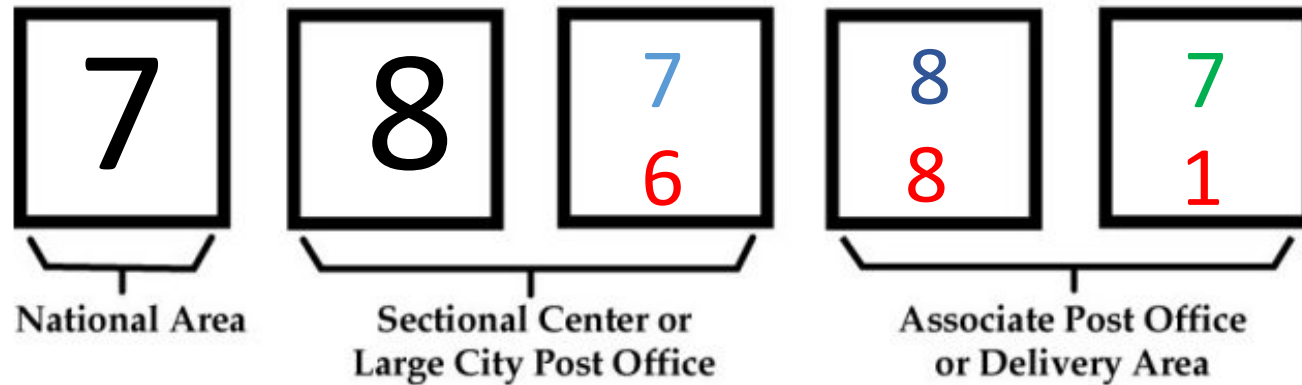
Brushy Creek North HOA	Brushy Creek South HOA	Cat Hollow HOA	Cat Hollow Condos
Highland Horizon Enclave HOA	Highland Horizon HOA	Highlands of Brushy Creek HOA	Hillside at Brushy Creek HOA
Hunter Brook HOA	Liberty Village HOA	Meadows of Brushy Creek HOA	Neenah Oak Village HOA
Sendero Springs HOA	Village of Brushy Creek HOA	Woods of Brushy Creek HOA	Woods of Brushy Creek VI HOA
Woods of Brushy Creek VII HOA			
Great Oaks Townhomes	Woods of Great Oaks Townhomes	Landing at Round Rock Apartments	Marquis at Brushy Creek Apartments



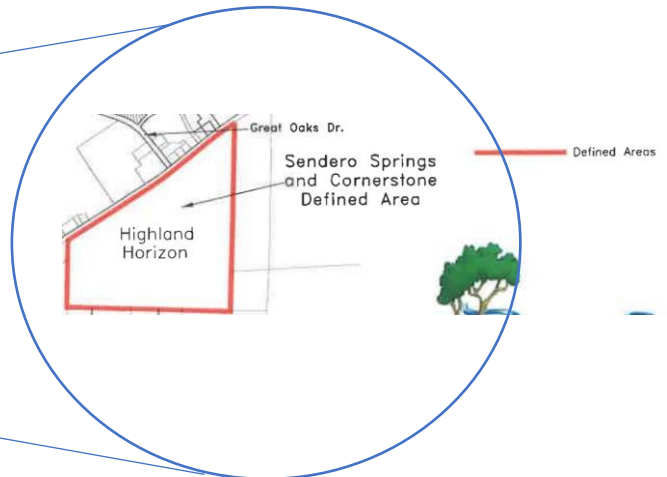
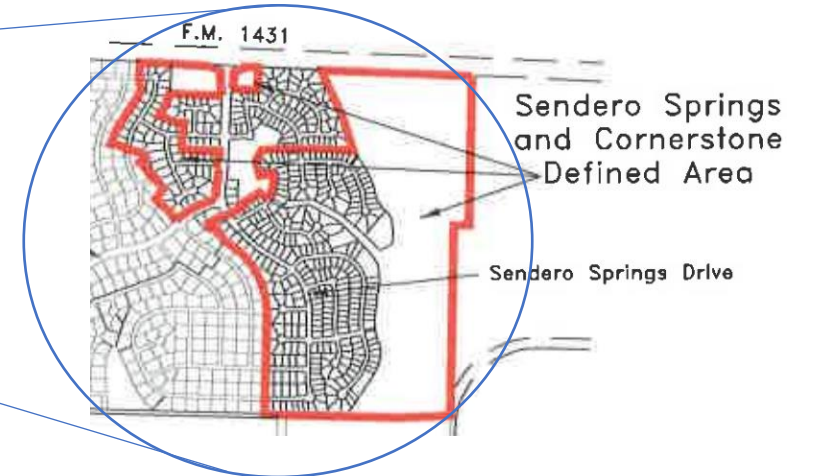
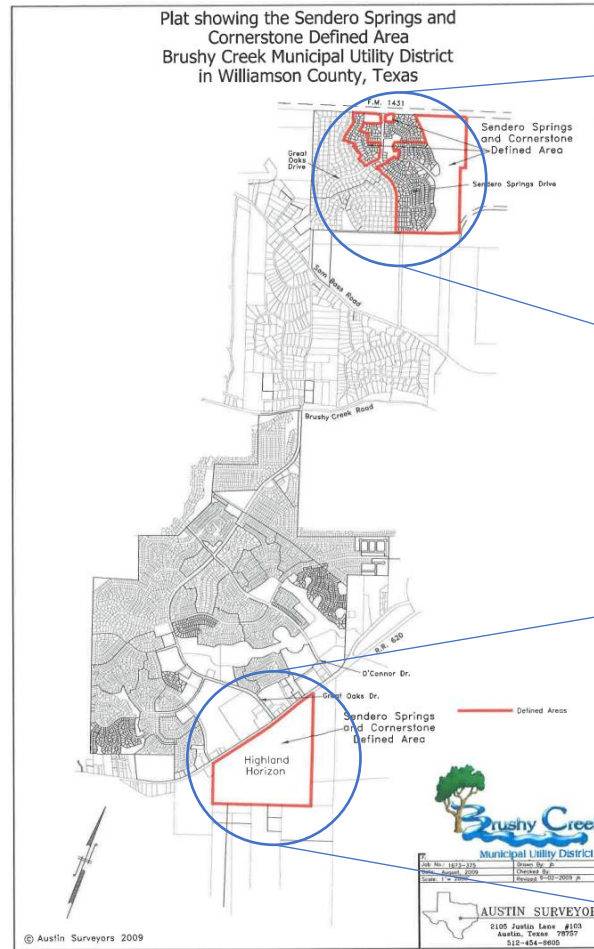
BCMUD? Wait, I live in....



ZIP CODE DIGITS



BCMUD Defined Area



Finances and Revenue Sources

Shean Dalton, General Manager

Finances and Revenue Sources

\$ **Understanding Property Taxes**

\$ Understanding how a 3.5 % allowed revenue increase yields 0.2%

\$ **Budget Development Process**

\$ Building an award-winning budget

\$ **Budget Overview**

\$ Offsetting capital improvement costs with grants

\$ **General Fund Overview**

\$ Improving Parks and Recreation cost recovery

\$ **New Fees**

\$ Establishing a Parks Maintenance Fee

\$ Establishing an Emergency Management and Hazard Mitigation Fee

Taxes: Property Taxing Units



Taxing Unit	RRISD	BCMUD	WILCO	ACC	ESD	WCID	WILCO RD
Tax Rate / \$100	\$ 0.893100	\$ 0.401653	\$ 0.357207	\$ 0.108400	\$ 0.091182	\$ 0.016916	\$ 0.044329
Assessed Value	\$ 435,656	\$ 435,656	\$ 435,656	\$ 435,656	\$ 435,656	\$ 435,656	\$ 435,656
Taxable Value	\$ 335,656	\$ 392,088	\$ 413,872	\$ 430,656	\$ 435,656	\$ 430,656	\$ 432,656
Tax Levy	\$ 2,997.74	\$ 1,574.83	\$ 1,478.38	\$ 466.83	\$ 397.24	\$ 72.85	\$ 191.79

HS Exemption	\$ 100,000	\$ 43,568	\$ 21,784	\$ 5,000	\$ -	\$ 5,000	\$ 3,000
Value of Exemptions	\$ 893.10	\$ 174.99	\$ 77.81	\$ 5.42	\$ -	\$ 0.85	\$ 1.33

Taxes: Rate Calculations



Tax rate calculations for water districts are governed by the Water Code instead of the Tax Code.

Tax rate calculations were modified in 2019.

A **Mandatory Election** occurs if the highest total tax rate a developed water district imposes is **1.035 times** the amount of tax imposed in the preceding year...

...ON THE AVERAGE APPRAISED VALUE OF A **RESIDENCE HOMESTEAD**...

...plus the unused increment rate.

Taxes: Assessed Value



¹Williamson County Appraisal District (WCAD)

Taxes: Annual Tax Bill of Average Homestead Property



Average Residential
Homestead Assessed Value



BCMUD General Tax Exemptions to
Residential Homestead Properties {10%}



Taxable Value of Average
Residential Homestead Property



Taxable Value of Average
Residential Homestead Property




BCMUD Total
Property Tax Rate (%)



Annual Tax Bill of Average
Residential Homestead Property

Taxes: Maximum Tax Rate



2023

Annual Tax Bill of Average Residential Homestead Property
\$1,821.09

×



MANDATORY

Election Limit
3.5%

=



2024

Annual Tax Bill Limit¹
\$1,884.83



2024

Annual Tax Bill Limit¹
\$1,884.83

÷



2024

Taxable Value of Average Residential Homestead Property \$469,267

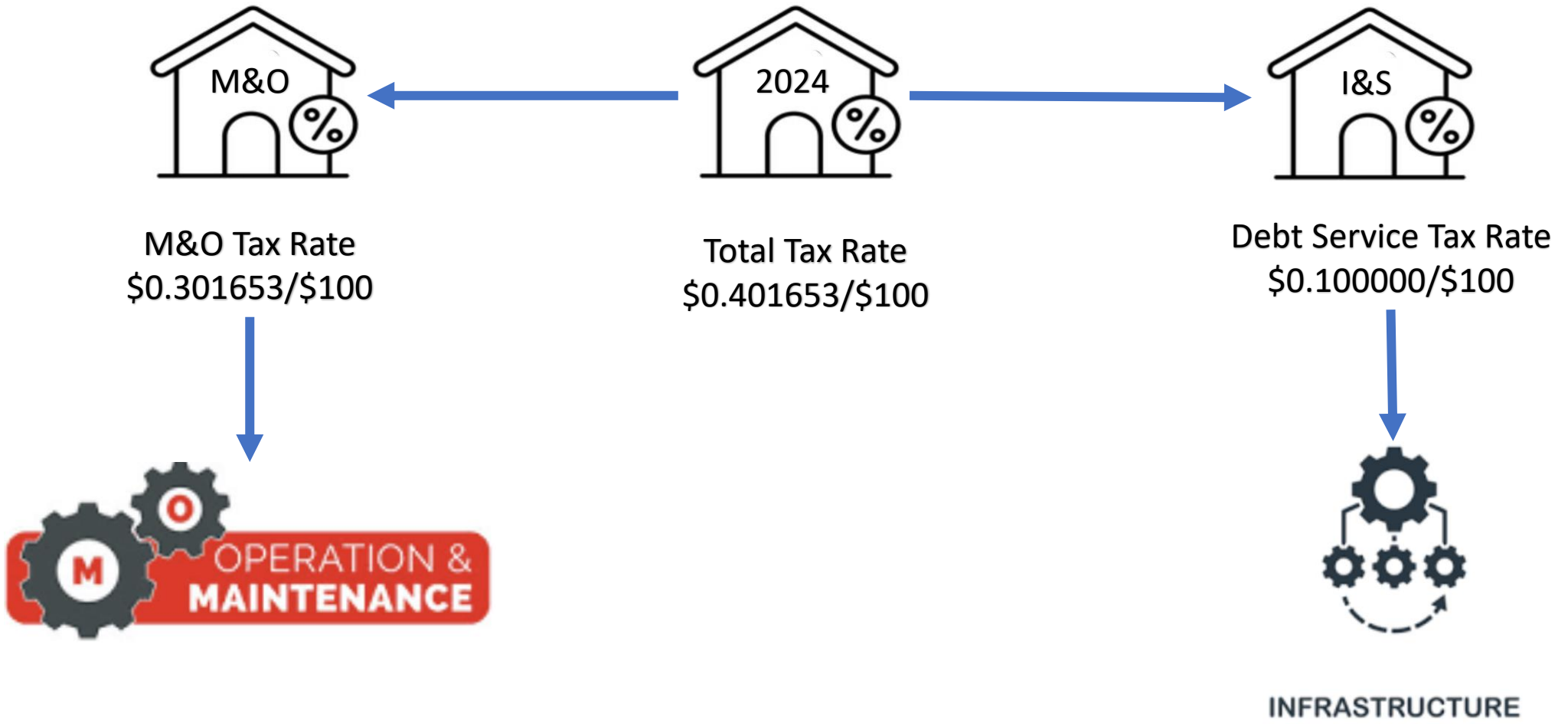
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2024

BCMUD Tax Rate Limit
\$0.4016531/\$100

Taxes: M&O and Debt Service

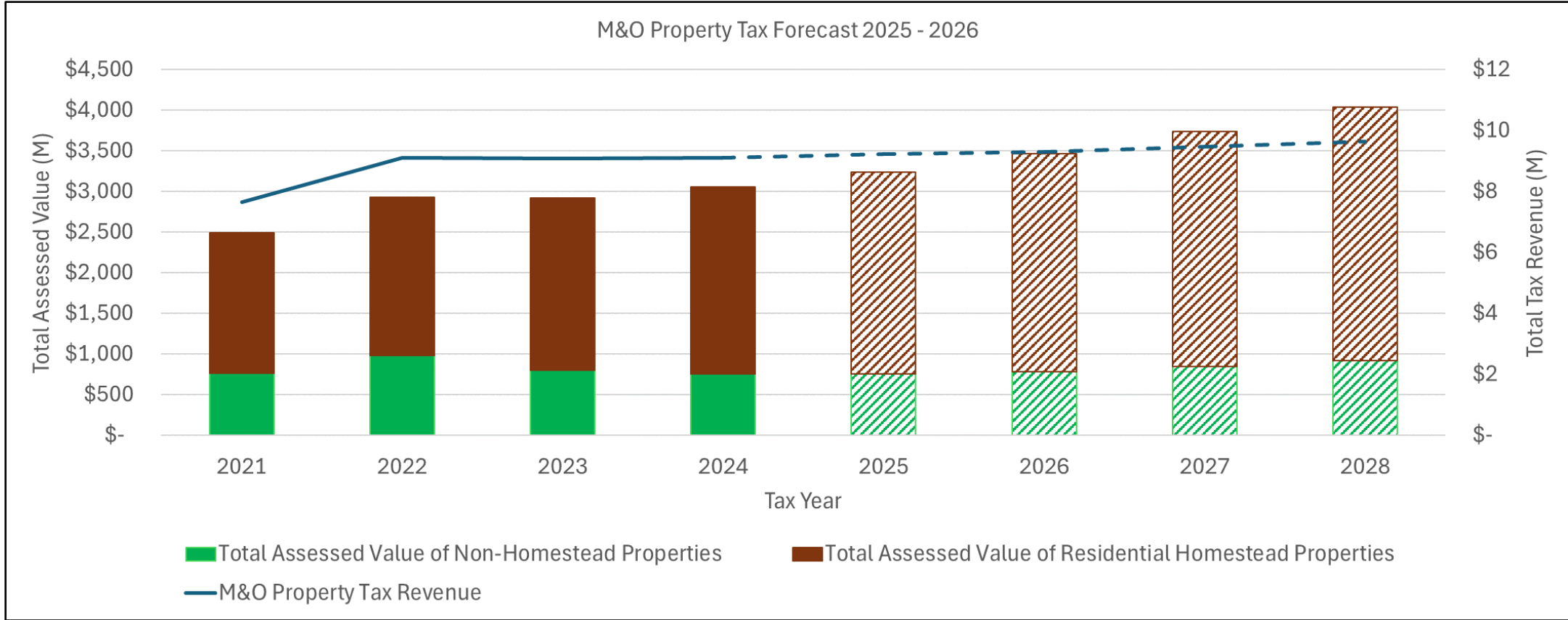


Taxes: Tax Revenues

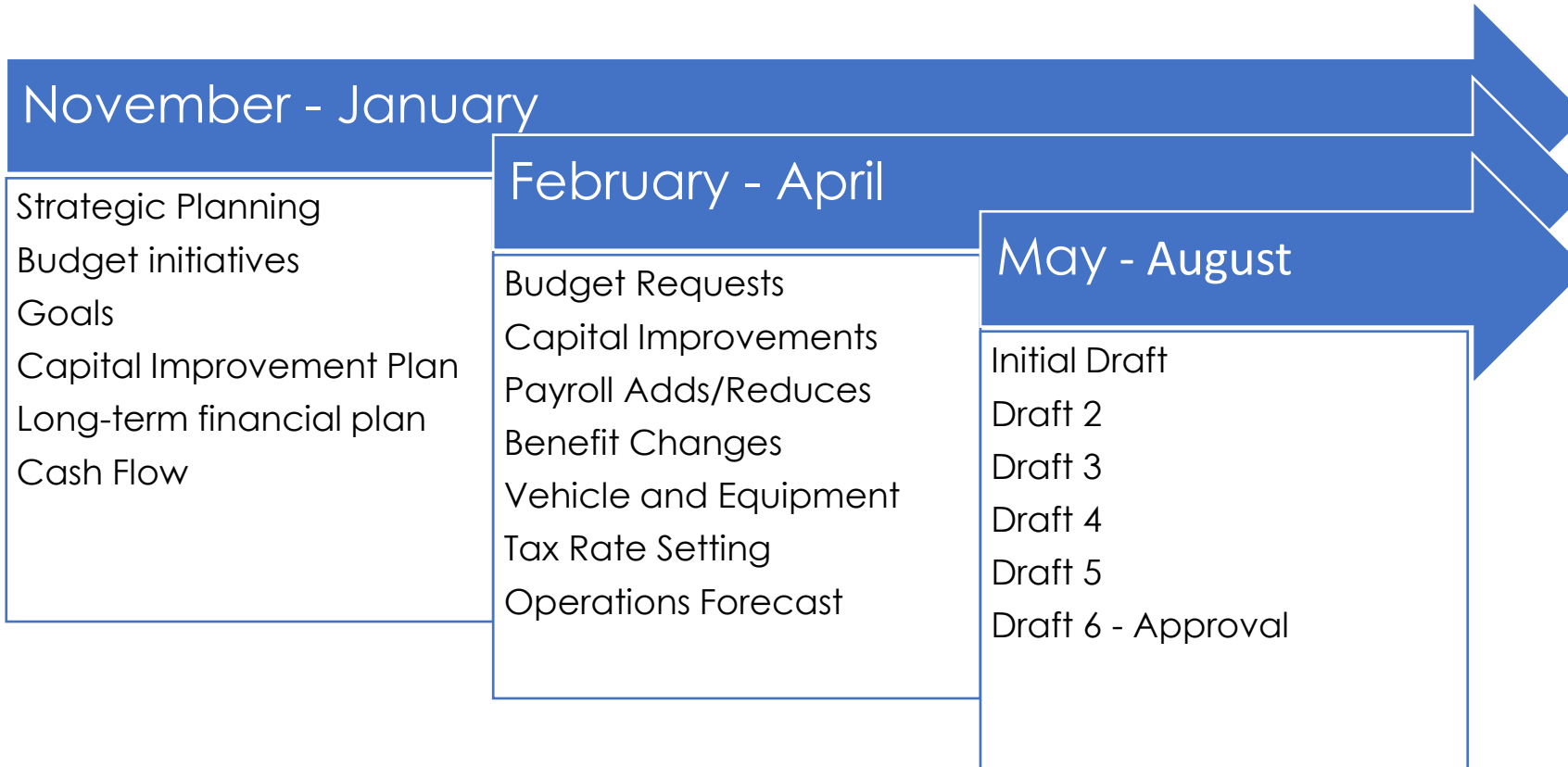
Tax Year	Total Assessed Values (B)	Year Over Year Change	Residential Homestead Properties Taxable Value (B)	Year Over Year Change	Non Homestead Properties Taxable Value (B)	Year Over Year Change	M&O Tax Rate / \$100	Year Over Year Change	M&O Property Tax Revenue (M)	Year Over Year Change
2022	\$ 2.93		\$ 1.95		\$ 0.98		\$ 0.316543		\$ 9.11	
2023	\$ 2.92	-0.3%	\$ 2.12	9%	\$ 0.80	-19%	\$ 0.314543	-1%	\$ 9.09	-0.2%
2024	\$ 3.05	4%	\$ 2.30	8%	\$ 0.76	-5%	\$ 0.301653	-4%	\$ 9.11	0.2%
Forecasted effect of a 6 % increase to Total Values and an 8 % increase to Residential Homestead Values										
2025	\$ 3.24	6%	\$ 2.48	8%	\$ 0.76	0%	\$ 0.284908	-6%	\$ 9.22	1.2%
Forecasted effect of a 7 % increase to Total Values and an 8 % increase to Residential Homestead Values										
2026	\$ 3.46	7%	\$ 2.68	8%	\$ 0.79	4%	\$ 0.268869	-6%	\$ 9.31	1.0%
Forecasted effect of a 8 % increase to Total Values and an 8 % increase to Residential Homestead Values										
2027	\$ 3.74	8%	\$ 2.89	8%	\$ 0.85	8%	\$ 0.253499	-6%	\$ 9.48	1.8%
2028	\$ 4.04	8%	\$ 3.12	8%	\$ 0.92	8%	\$ 0.238770	-6%	\$ 9.64	1.7%



Taxes: Effect of Mandatory Election Rate



Budget Development Process

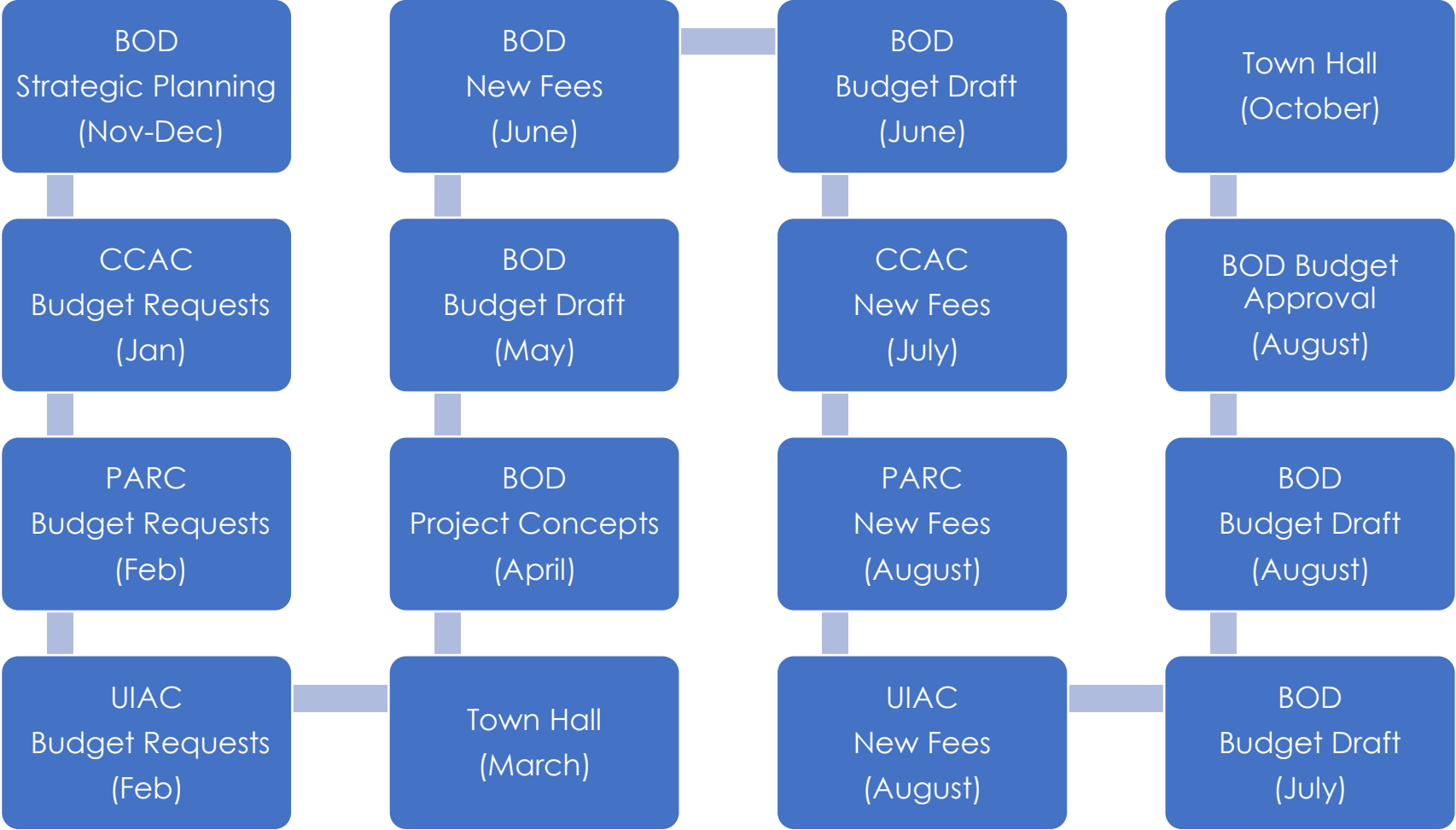


Budget Book
 Policy Document
 Financial Plan
 Operations Guide
 Communications Device
 342 pages
 30,000 words
 Submitted for the...



¹ Government Finance Officers Association (GFOA)

Budget Development Process: Public Meetings



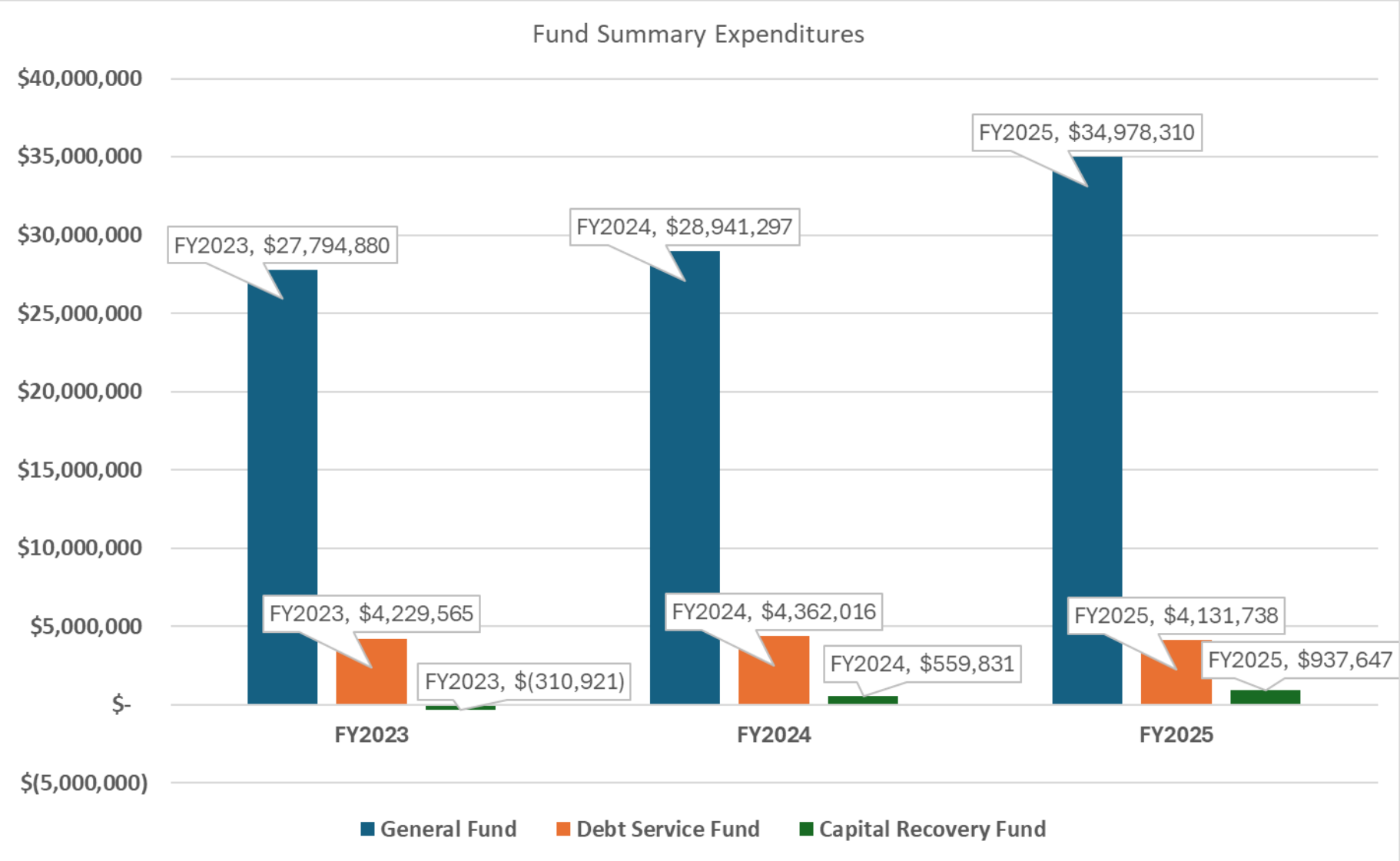
BOD – Board of Directors

CCAC – Community Center Advisory Committee

PARC – Parks and Recreation Advisory Committee

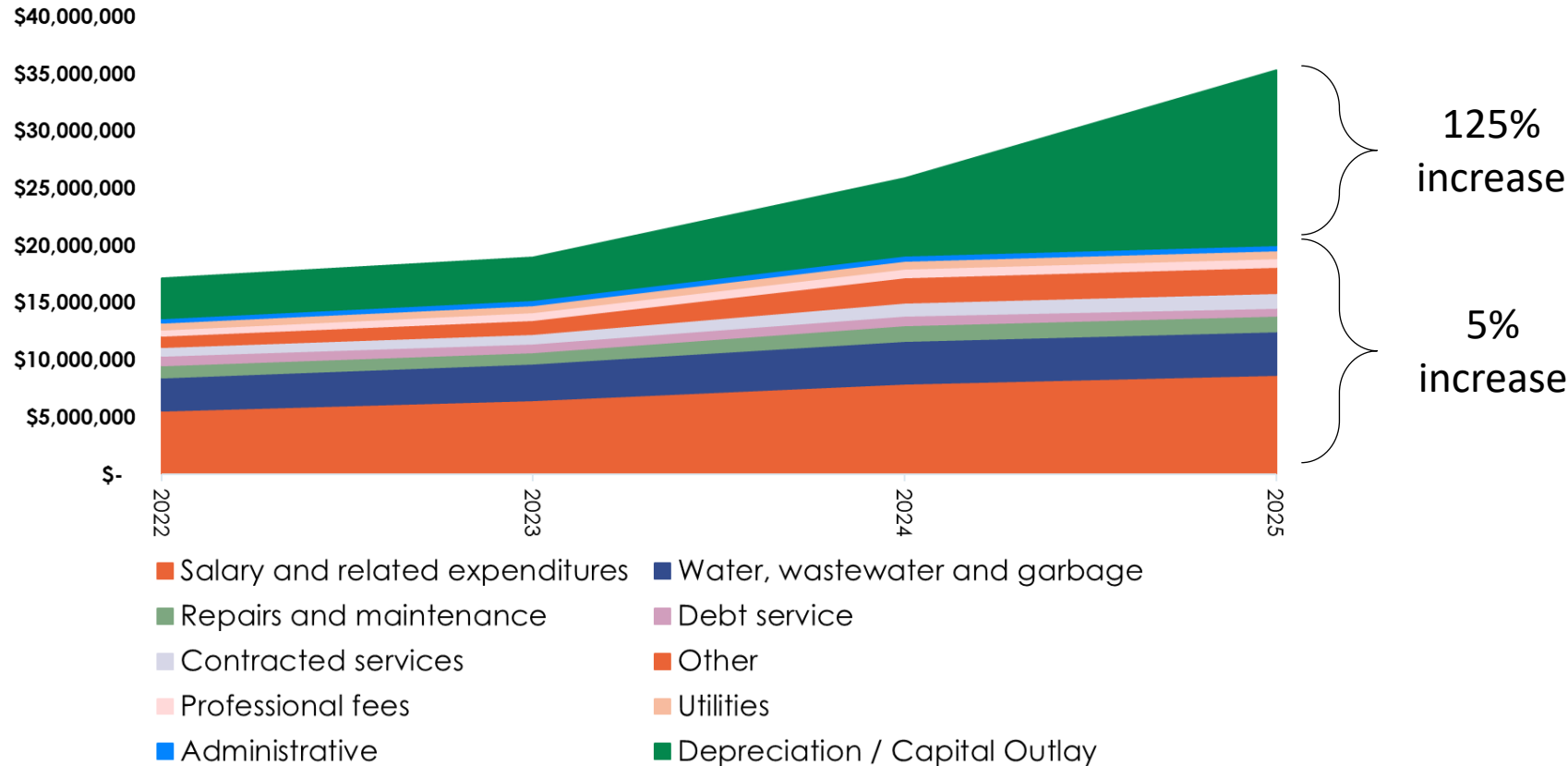
UIAC - Utility Infrastructure Advisory Committee

Budget Overview: Fund Summary

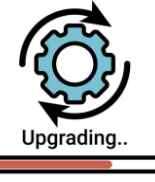
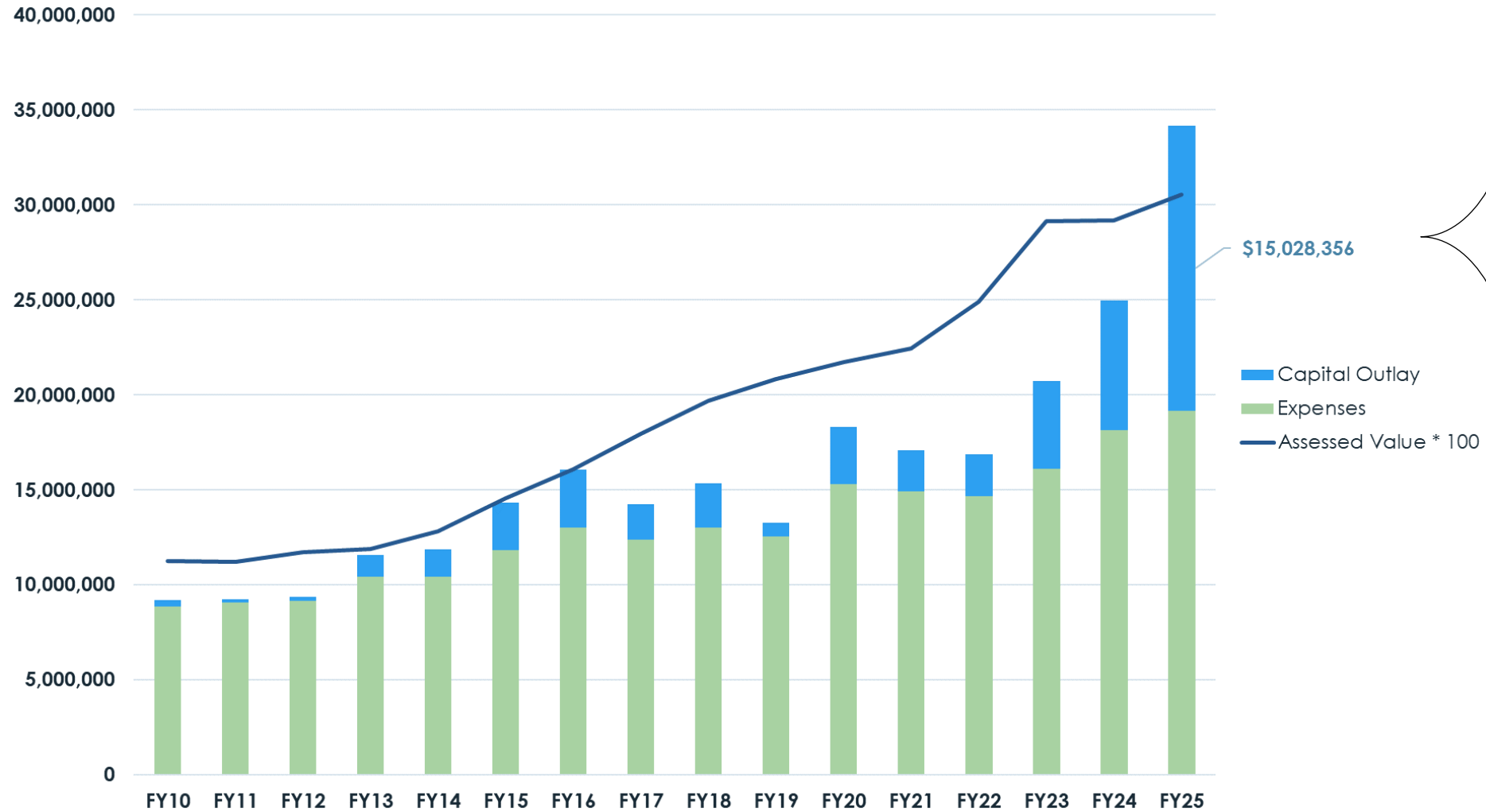


Budget Overview: Statement of Activities Expenses

Statement of Activities - Expenditures
2022 - 2023 Audited Actuals
2024 and 2025 Budgeted Forecasts



Budget Overview: Expenditures



Budget Overview: Capital Outlay Means What?



\$1M to \$3M

\$500k to \$1M

\$200k to \$500k

\$100k to \$200k

ARPA: Wastewater lift station rehabilitation
ARPA: Raw water intake emergency generator

Sam Bass ground well water line relocation

ARPA: Ground well emergency generator
ARPA: Water utilities winterization
ARPA: Wastewater lift station removal
Community Park Trail

ADA Transition Plan

**Grant Funded
Required
Regulatory**

Field Operations Building renovation

Water treatment HVAC replacement
Water Intake electrical controls rehabilitation
Admin offices remodel

Water treatment water pipes recoating.

Utilities Master Plan
Stormwater improvements
Water treatment electrical control improvements

Utility

Community Center Garden
Community Park Playground

Pool deck replacements
Trail repairs
Playscape replacements

Landscape improvements

Parks and Recreation

Budget Overview: Funds

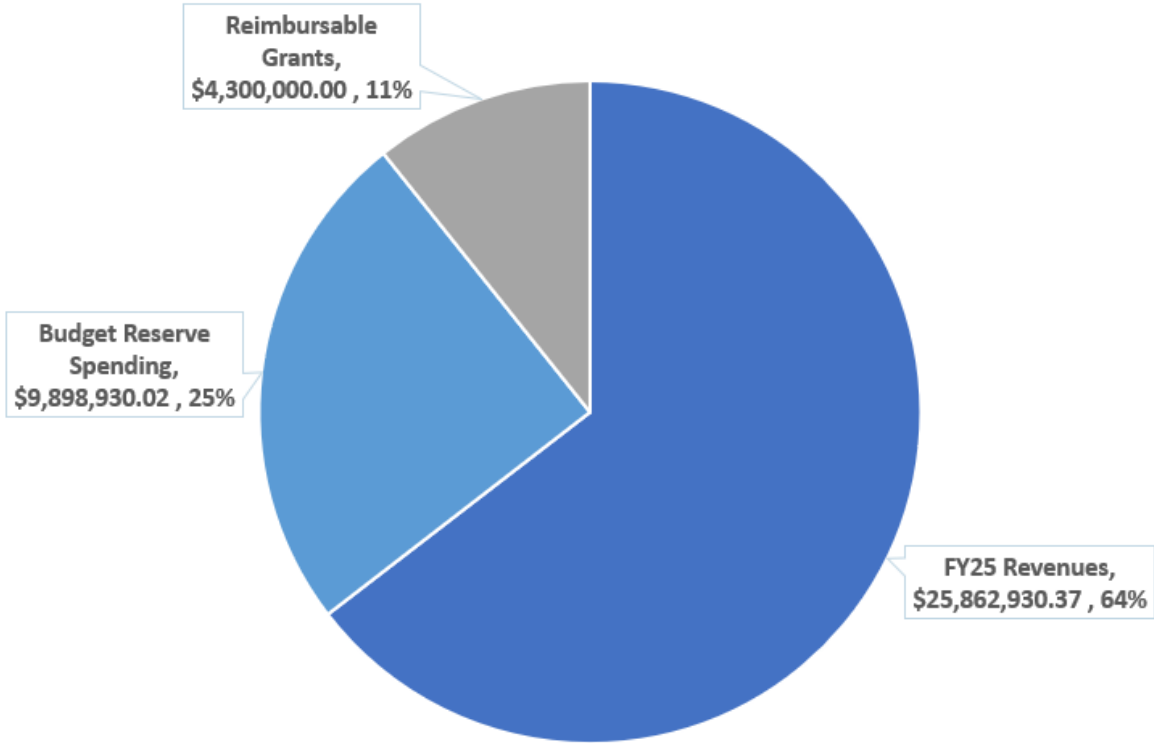


Government Funds Total

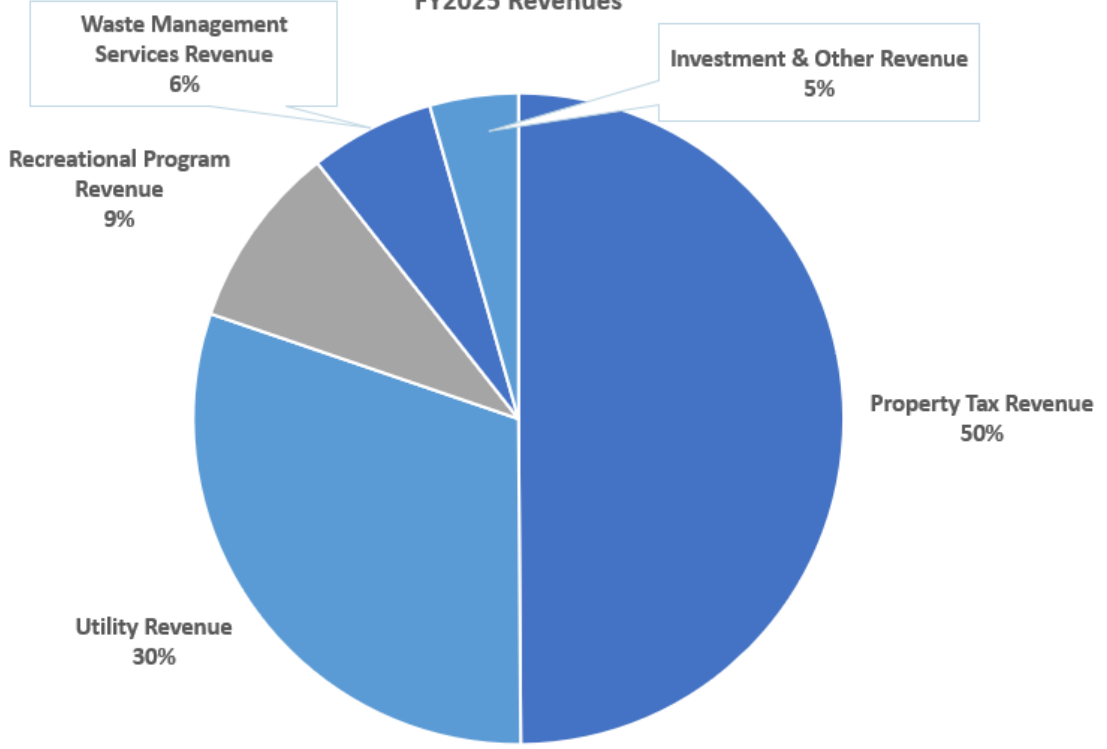
Ending Fund Balance (FY23)	37,370,611
Estimated Beginning Fund Balance (June 2024)	37,430,665
Revenues & Sources	
Property Tax Revenue	12,903,180
Utility Revenue	7,856,461
Waste Management Services Revenue	1,606,000
Recreational Program Revenue	2,369,650
Investment & Other Revenue	1,138,889
Reimbursable Grants	4,300,000
Total Revenues & Other Sources	30,174,180
Expenditures & Uses	
Shared Services	6,543,210
Waste Management Services	1,317,000
Parks & Recreation	11,948,873
Public Works	15,169,227
Debt Service	4,131,738
Capital Recovery Fund	937,647
Total Expenditures & Uses	40,047,694
Net Revenue / (Expenses)	(9,873,514)
Budgeted Ending Fund Balance (Sept 2025)	27,557,151

Budget Overview: Funding Sources

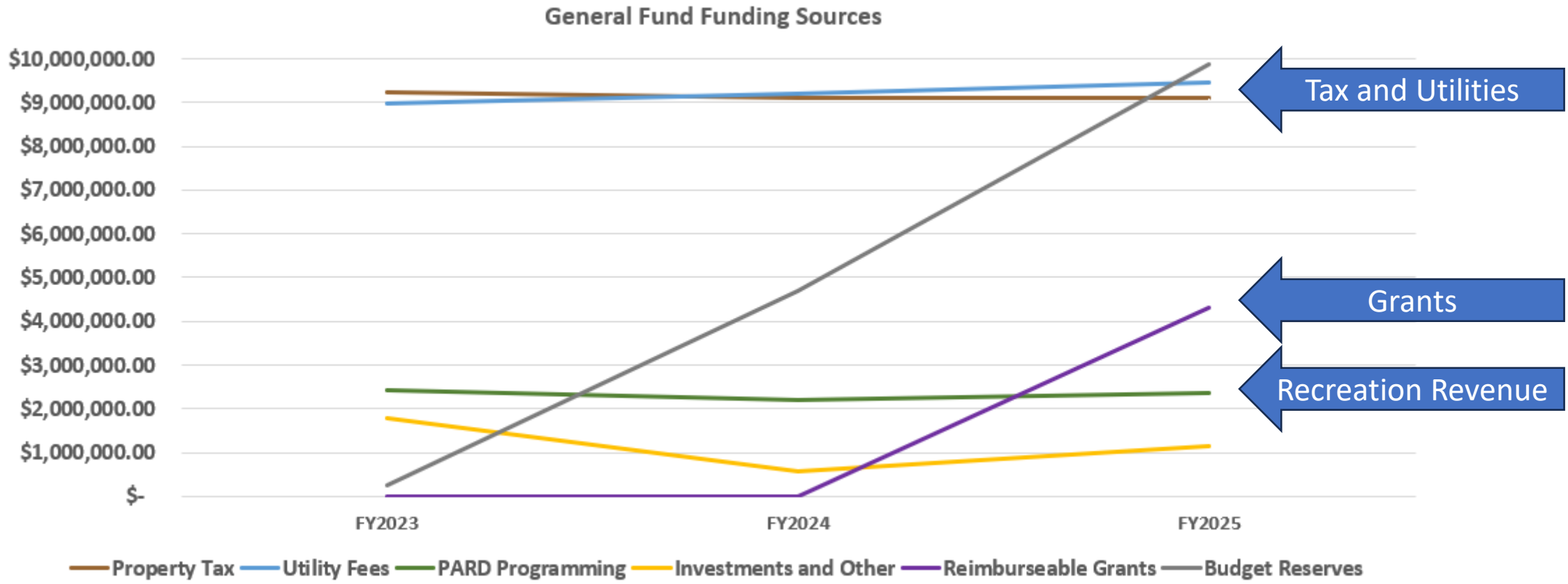
FY2025 Funding Sources



FY2025 Revenues

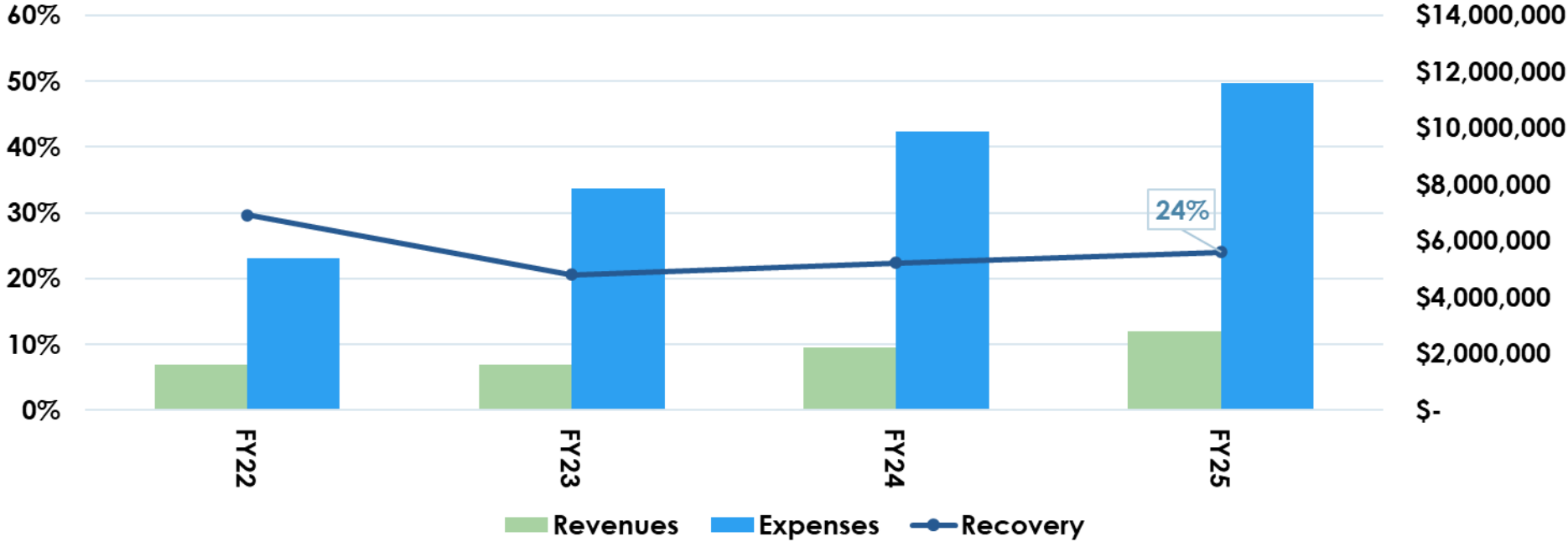


General Fund: Funding Sources



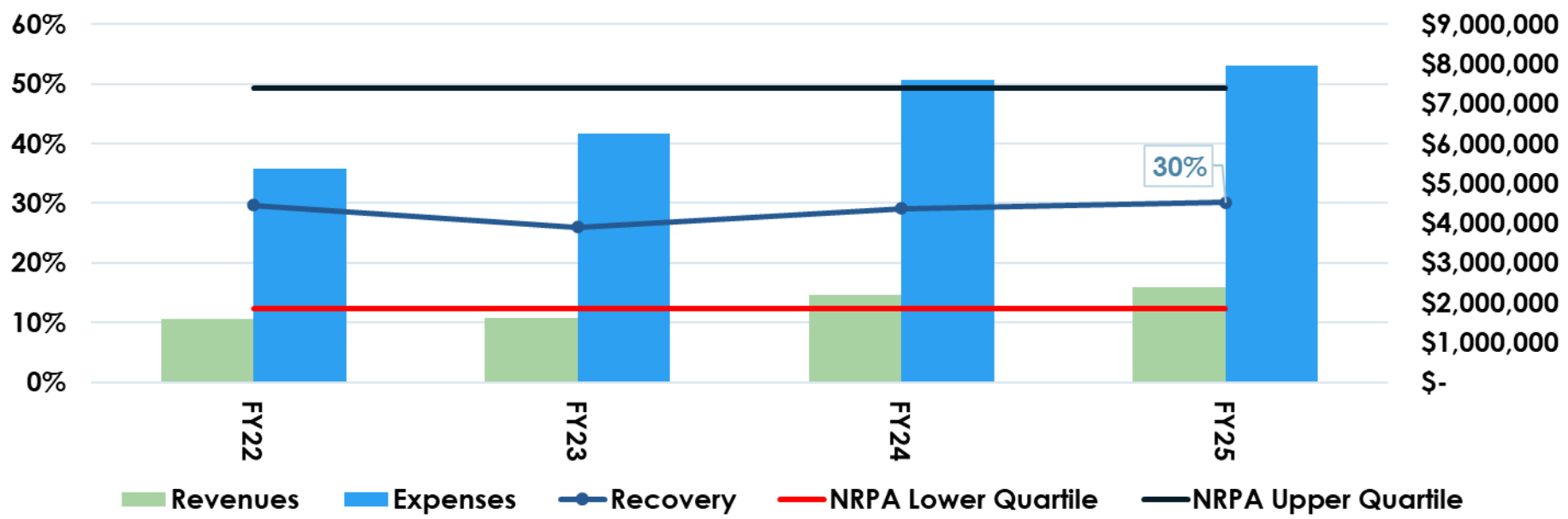
General Fund: Parks and Recreation Cost Recovery

BCMUD PARD Cost Recovery
Includes Capital Improvement Projects



General Fund: Parks and Recreation Cost Recovery

BCMUD PARD Cost Recovery (Budget Draft)
with NRPA¹ Benchmarks
Excludes Capital Improvement Projects



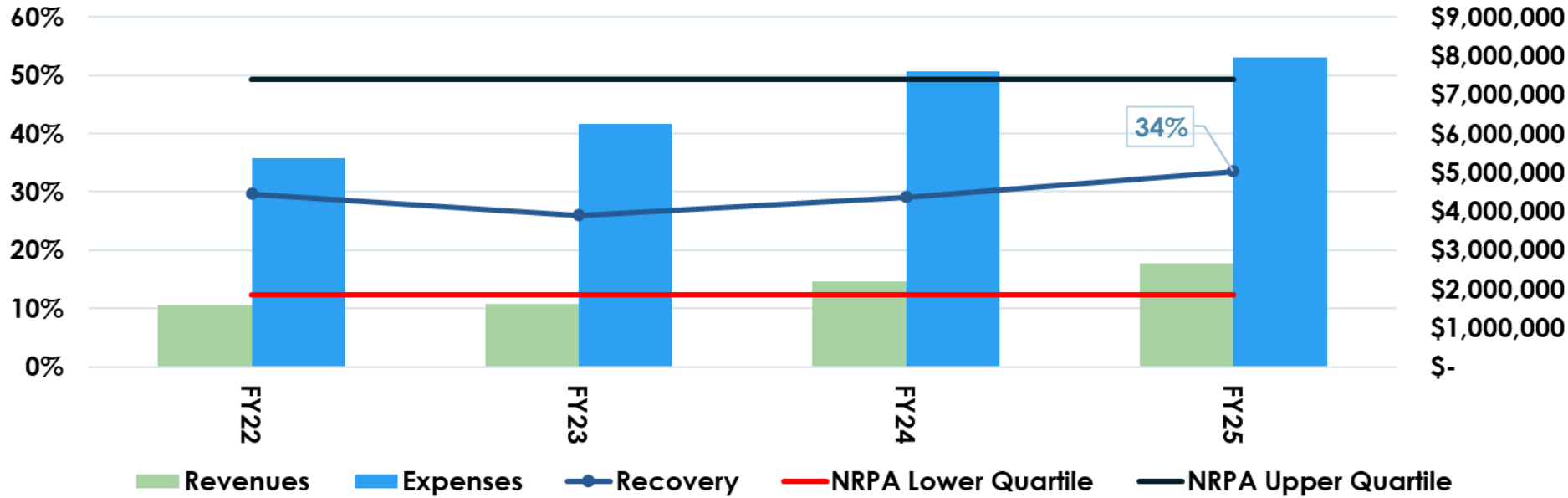
Early Draft of the FY 2025 Budget, showing existing revenues



¹ National Parks and Recreation Association (NRPA)

General Fund: Parks and Recreation Cost Recovery

BCMUD PARD Cost Recovery
with NRPA Benchmarks
Excludes Capital Improvement Projects



The FY 2025 Budget includes two new fees that start on April 1, 2025:

- Parks Maintenance Fee at \$10.00 per month, which generates \$360,000 in FY 2025.
- Emergency Management and Hazard Mitigation Fee, which generates \$30,000 in FY 2025.

New Parks Maintenance Fee

The FY25 Fiscal Year budget includes a \$9.00-per-month fee* charged to residential and commercial connections based on the amount intended to fund the Parks Maintenance Cost Center, which provides for maintenance of the District's greenbelts, trails, playgrounds, restrooms, Karst features, Great Oaks medians, and tree replacements.

The FY25 draft schedules the fee to start on April 1, 2025.

The fee is shared by 6,590 residential and 92 commercial connections. This includes the total number of homes, apartment units in an apartment complex, townhome units, condo units, and businesses within the District.



This is equivalent to the cost of half a glass of milk a day.

*The presented rate of \$10.00-per-month reflected a prior proposed rate that the BCMUD Board of Directors reduced to \$9.00-per-month.

Emergency Management & Hazard Mitigation Fee

The FY25 Fiscal Year budget includes a \$0.75-per-month fee charged to residential and commercial connections. The fee is based on the amount intended to fund hazard mitigation projects (such as the shaded fuel breaks in District green belts). It also helps develop a reserve to fund unanticipated emergency management and hazard mitigation services within the authority of a municipal utility district in the event of emergency circumstances, as determined by the District Board of Directors.

The FY25 draft schedules the fee to start on April 1, 2025.

The fee is shared by 6,590 residential and 92 commercial connections. This includes the total number of homes, apartment units in an apartment complex, townhome units, condo units, and businesses within the District.



This is equivalent to the cost of a tablespoon of milk a day.

Finances and Revenue Sources

\$ **Projected Property Taxes Revenues**

\$ FY 2025 property taxes are \$70k Less than FY 2025 and will not fund inflationary factors.

\$ **Budget Development Process**

\$ The District submitted its FY 25 budget to the GFOA¹ Distinguished Budget Presentation Award.

\$ **Budget Overview**

\$ The District will be busy with many projects in FY 25.

\$ **General Fund Overview**

\$ Parks and Recreation cost recovery has more room for improvement.

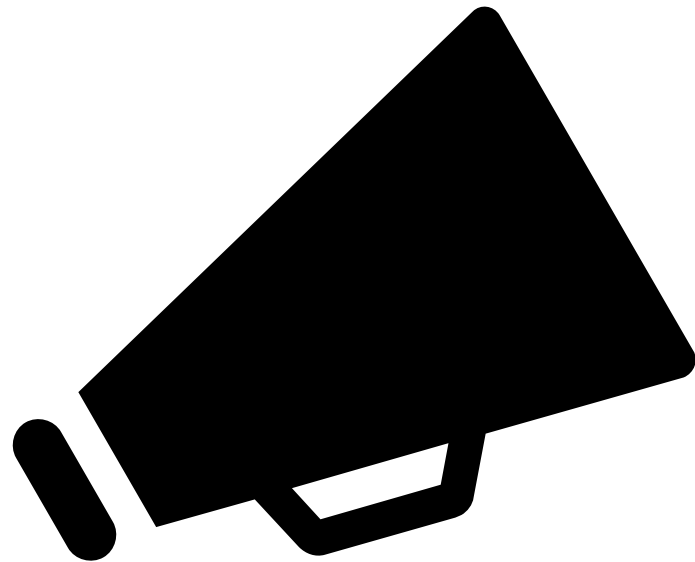
\$ **New Fees**

\$ The Parks Maintenance Fee (\$10.00 / Month) starts April 1, 2025.

\$ The Emergency Management and Hazard Mitigation Fee (\$0.75 / Month) also starts April 1, 2025.

¹ Government Finance Officers Association (GFOA)

Questions



FY 2024-25 Public Works Projects

Bill Carr, Utilities Systems Manager

FY 2024-2025 Public Works Projects

Completed

- ✓ Water Treatment Facility Caustic Tank Replacement
- ✓ Water Treatment Facility Automatic Transfer Switch Improvements
- ✓ Georgetown Southlake Water Treatment Infrastructure
- ✓ Georgetown Parkside Water Improvements
- ✓ Wastewater Line Repair along FM 620 using Slip Line
- ✓ Lead and Copper Rule Revision TCEQ Submission



FY 2024-2025 Public Works Projects

Under Construction

- Hillside Lift Station Abandonment (ARPA)
- Cat Hollow Lift Station Rehabilitation (ARPA)
- Emergency Power Generator at Raw Water Intake on Lake Georgetown (ARPA)
- Water Treatment Plant Winterization (ARPA)
- Ground Wells Winterization (ARPA)
- Emergency Power Generator at Wells (ARPA)
- Electrical Controls Rehabilitation at Intake on Lake Georgetown
- Sam Bass Water Line Relocations (Wilco)
- Wyoming Springs Raw Water Line Relocation (Round Rock)

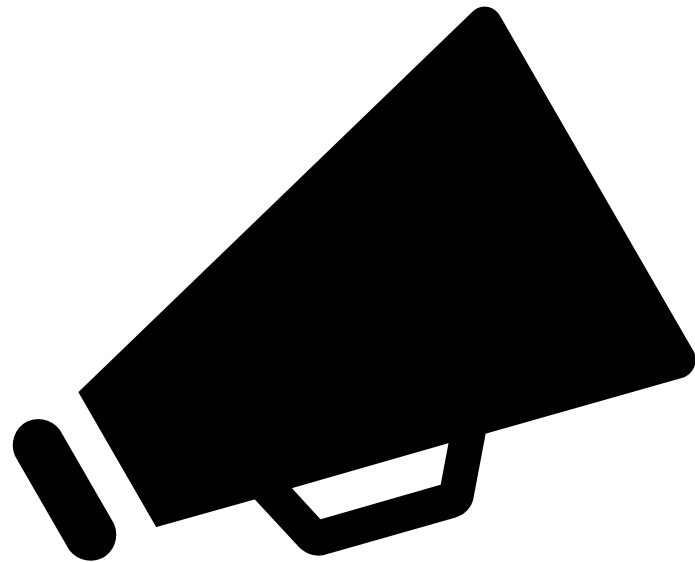


FY 2024-2025 Public Works Projects

Design/ Planning

- Water and Wastewater Master Plan
- Emergency Interconnect at Water Treatment Facility Preliminary Evaluation
- Advanced Metering Infrastructure (AMI)
- Water Treatment Facility Recoating Project
- Replacement of Programmable Logic Controllers (PLCs) at Water Treatment Facility
- Evaluation of Wastewater Capacity Issue near Water Treatment Facility
- Replacement of Unstable Rock Rip Rap at Shirley McDonald Pond
- Evaluation of Creekside Stairs Drainage Issues
- Replacement of Water Treatment Facility Recycle Pump Control Panel
- Water Treatment Facility Pavement Maintenance
- Water Treatment Facility HVAC Improvements

Questions



FY 2024-25 Parks and Recreation Projects

**Angela Niemiec, Parks and
Recreation Manager**

**Bradley Holsapple, Project
Manager**

FY 2024-2025 Parks & Recreation Projects



Completed

- ✓ Cat Hollow Basketball Court Resurfacing
- ✓ Sendero Pool Coping
- ✓ Creekside Park Basketball Court Resurfacing
- ✓ Cat Hollow Park Electrical System Improvements

FY 2024-2025 Parks & Recreation Projects

Under Construction

- Pepper Rock Park Phase 2 improvements
- Shirley McDonald Park landscape improvements
- Sendero Park Playscape replacement



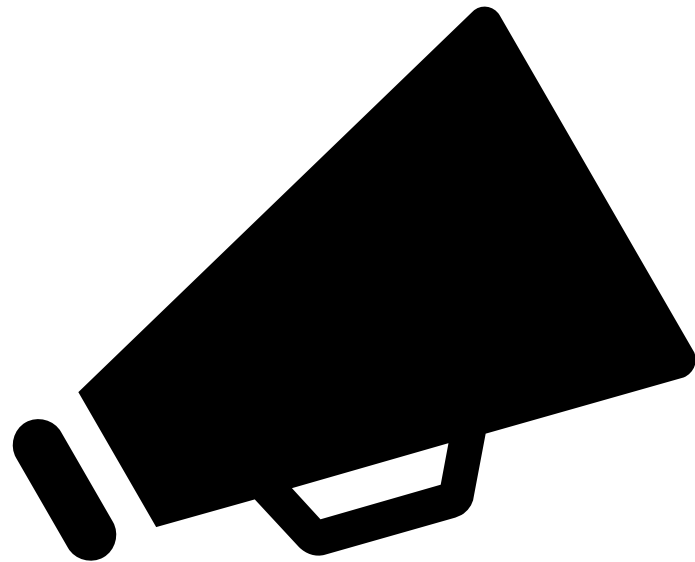
FY 2024-2025 Parks & Recreation Projects

Design/Planning

- Community Garden Phase 2
- District Trails and Concrete Repairs
- District Tree Remediation
- Sendero Pool Shade Canopy Repairs
- Community Center Playground Phase 1



Questions



BCMUD Utility Rate Studies

David Tropea, District Controller

Overview

- Utility rate studies are completed by an independent consultant and assist the District in determining rates to support improved service levels.
 1. **Drought Rate Study:** This study was commissioned to help design surcharges that will recover lost revenues for the District under various drought stage restrictions.
 2. **Stormwater Rate Study:** This study was commissioned to review the potential for stormwater billing based on the District's impervious cover area and providing rate options.



Drought Rate Study

- Conducted by New Gen Strategies
- Design surcharges assessed in drought stages/water rates
- Recover lost revenues due to consumption reductions
- Residential Small Use-Customers using less than 6,000 gallons are excluded



Stormwater Rate Study

- Conducted by New Gen Strategies
- Create an equitable and fair fee schedule
- Replaces the Regulatory Compliance Fee
- Equivalent Residential Unit (ERU) vs. Living Unit Equivalent (LUE)
- Based on Impervious Cover

Questions



Fall
Town Hall
Meeting

RECREATION

